



APPLICATION

Case Number \_\_\_\_\_

Date Accepted: \_\_\_\_\_

**PROPERTY LOCATION INFORMATION**

Property Development (Project) Name (IF APPLICABLE): The Slaughterhouse

Property Address: 1102 W. Grant Road, Tucson, AZ 85705

Applicable Area/Neighborhood/Overlay: \_\_\_\_\_

Zoning: I-1 Historic Status: \_\_\_\_\_

Legal Description: Portion of SE 1/4 of SW 1/4 of Section 35, T13S, R13E, G&SRM

Pima County Tax Parcel Number/s: 107-07-018B

Site and Building Area (sq ft): Site: 169,110 sq ft / Bldgs: 28,551 (3 Ex. Bldgs + 2 Sheds)

**APPLICANT INFORMATION** (The person processing the application and designated to receive notices):

APPLICANT NAME: Ken Perry

EMAIL: kperry@perryengineering.net

PHONE: ( 520 ) 620-9870 FAX: ( ) \_\_\_\_\_

ADDRESS: 505 W. Wetmore Road, Tucson, AZ 85705

PROPERTY OWNER NAME (If ownership in escrow, please note): Tucson Screammers, Inc. / Attn. Mr. Bobby Sutton

PHONE: ( 520 ) 784-2501 FAX: ( ) \_\_\_\_\_

PROJECT TYPE (check all that apply):  
 New building on vacant land  
 New addition to existing building  
 Change of use to existing building  
 New building on developed land  
 Other (Addition of Parking Area and Sidewalks)

Related Permitted Activity Number(s): DP17-0055

DESCRIPTION OF USE: Commercial Recreation / Commercial Storage / Administrative & Professional Office

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

08/24/2018

SIGNATURE OF OWNER/APPLICANT

Date



**SUBMITTAL REQUIREMENTS**

**PLEASE PROVIDE THE FOLLOWING MATERIALS IN THIS ORDER:**

|              |  |
|--------------|--|
| ✓            | 1. <b>Application</b> form (signed by the Property Owner or Authorized Agent – include letter of authorization).   |
| n/a          | 2. Written <b>summary</b> of neighborhood meeting with sign in sheet and agenda (if applicable).   |
| ✓            | 3. Project <b>statement</b> outlining scope of work.   |
| ✓            | 4. UDC compliance review <b>comments</b> (obtained at the 1 <sup>st</sup> floor).  |
| ✓            | 5. Pima county assessor's record parcel <b>detail</b> and record map.  |
| ✓            | 6. Color aerial <b>photograph</b> of subject property (if applicable).   |
| ✓            | 7. Color, labeled <b>photographs</b> of project site existing conditions (north, south, east and west elevations of all structures on the property) and surrounding area (if applicable).      |
| n/a          | 8. Color <b>photographs</b> of precedent examples in surrounding area, labeled with property addresses and keyed on the aerial photograph (if applicable).                                     |
| Variance App | 9. Site <b>Plan</b> (and landscape plan and floor plans if applicable) drawn to scale at 11"x17", folded*, prepared in accordance to Section 2-06.0.0, in the Administrative Manual.           |
| n/a          | 10. <b>Elevations</b> (and contextual elevations if applicable) drawn to scale at 11"x17", folded*, dimensions, proposed materials (if applicable) prepared in accordance to Section 2-06.0.0. |
| ✓            | 11. <b>Samples</b> , cut sheets and/or photographs of the type, color and texture of the proposed materials (if applicable).   |
| ✓            | 12. <b>PDF</b> of all above listed items (number of hard copies may be required). <b>CD Included</b>   |
| ✓            | 13. Applicable <b>fees</b> (payable to City of Tucson). DRB Application Fee \$176.00   |
|              | 14. (Other)  |

\*For 11" X 17" format "z" fold as follows: With plan face up bring right side to left side (text to text), align edges and crease right edge. Bring top corner of open edge (top panel only) down to center of right folded edge (creates a diagonal edge on left), align and crease.

Additional application materials may be required at the time of your meeting with staff.

Refer to Supplemental Information per review process for material instructions, etc.

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*For Zoning and Subdivision review, the Unified Development Code (UDC) applies to this application. If you feel the Land Use Code (LUC) should apply, please consult with Zoning review staff. Applicable timeframes can be provided at your request or found in Administrative Manual Sec. 3-02 or found on our website at <http://cms3.tucsonaz.gov/pdsd>. For information about applications or applicable policies and ordinance, please contact us at (520) 791-5550.*

*By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.*



**CASE INFORMATION**

*(To be completed by PDSD staff at pre-application meeting)*

**CASE INFORMATION**

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Case Number (E.g. HPZ-14-11, IID-15-01):

Related Permitted Activity Number(s): DP17-0055

Review Process (E.g. HPZ, DDO, IID – Major/Minor): Board of Adjustment Variance

Applicable Fees: \$621.50

Pre-Application Accepted by: \_\_\_\_\_

Pre-Application Meeting scheduled for: \_\_\_\_\_

Additional Notes:  
\_\_\_\_\_

Next Steps (E.g neighborhood meeting, recommendation from T-PCHC PRS, Design Professional, etc.): \_\_\_\_\_



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10-\_\_\_\_\_ Activity Number: DP17-0055 Date Accepted: \_\_\_\_\_

**PROPERTY LOCATION INFORMATION**

Property Address: 1102 W. Grant Road

Project Description: Improve Onsite Parking, Access and Drainage

Zoning: I-1 Property Size (sqft): 169,495

Number of Existing Buildings: 2 Number of Stories: 2 Height: 30.8'

Legal Description: Portion of S.E. 1/4 of S.W. 1/4 of Section 35, T13S, R13E

Pima County Tax Parcel Number/s: 107-07-018B

**APPLICANT INFORMATION** (The person processing the application and designated to receive notices):

APPLICANT: Ken Perry

ADDRESS: 505 W. Wetmore Road, Tucson AZ 85705

PHONE: (520)6209870 FAX: ( ) EMAIL: kperry@perryengineering.net

PROPERTY OWNER (If ownership in escrow, please note): Tucson Screammers, Inc.

ADDRESS: 7565 N. Yellow Moon Place, Tucson AZ 85743

PHONE: (520) 784-2501 FAX: ( ) EMAIL: bobby@apocalypseglobal.com

PROJECT TYPE (check all that apply):

- New building on vacant land
- New addition to existing building
- Existing building needs permits
- Landscaping / Screening substitution

- Change of use to existing building
- New building on developed land
- Modification to wall/fence height
- Other Street Perimeter Yard Setback Landscape Border and Screening

Related Permitted Activity Number(s): DP17-0055 / DP17-0257

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

SIGNATURE OF OWNER/APPLICANT

08/24/18

Date



**BOARD OF ADJUSTMENT - PROJECT DESCRIPTION**

Provide a description of the project including, but not limited to its lot area, square footage of proposed or existing structures, proposed use/s, is a multiphase project, etc. If this project is the subject of a rezoning or special exception request, HPZ review, or a zoning violation, please provide current status of that case.

Project site is known as "The Slaughterhouse", and is located at the northwest intersection of Grant Road and Flowing Wells Road. The parcel is approximately 3.9 acres in size, and contains one main building, one smaller building, and several sheds. The scope of the intended project is to improve parking, accessibility, and drainage to the property.

There is one parking lot and two detention basins to be constructed on the project site. In addition, there are also curb and sidewalk to be added to the site as part of this project to improve pedestrian access.

Case Number: C10- Activity Number: DP17-0055



APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

Provide applicable UDC Section reference, what is required and what is proposed/provided for each variance requested.

UDC 7.6.4.C.2 - A minimum 10-foot street landscape border is required by code. In lieu of providing such a landscape border, it is proposed instead to establish a 5-foot landscape border along Grant Road, within the Grant Road right-of-way, and to request a waiver of landscape borders along Flowing Wells Road. The existing mural wall is constructed on the property boundary, as was permitted more than 40 years ago. As such, providing any landscape border would require landscaping in the right-of-way. The only alternative would be to demolish and reconstruct the existing wall, which would be excessively burdensome for the property owner. In addition, it is requested that future painting and/or maintenance of the mural be at the discretion of the current or future owner.

UDC 7.6.5.A - Per code, the site is required to maintain a 30" screen wall on the development side of the street landscape border. In lieu of providing a landscape border with screen walls, it is proposed to keep the existing mural walls in place, to serve as the screen walls. It is also requested that future painting and/or maintenance of the mural be at the discretion of the current or future owner.

Case Number: C10- Activity Number: DP17-0055



**BOARD OF ADJUSTMENT – REQUIRED FINDINGS**

Arizona State Statutes and UDC Section 3.10.3.K. state that the Board may grant a variance only if the variance request complies with each and every one of these "Findings" in full. It is up to the applicant to explain to the Board how the request complies with each Finding. **Important Note:** Do not leave any "Finding" unanswered or marked "Not Applicable" or "N/A".

- 1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

UDC 6.4.5.C.2 - To mitigate noise complaints, a high noise barrier needs to be installed the entire distance to the property line.

UDC 7.6.4.C.2 and UDC 7.6.5.A - The existing mural walls already serve as a screen wall.

To also provide a landscape border would require either demolishing and rebuilding the wall, or providing the landscape border in the right-of-way, as the mural wall was permitted to coincide with the property boundary.

- 2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;

The existing mural wall was permitted more than 40 years ago to exist on the property boundary.

This was so that the property could be maximized for its use at that time as a meat packing facility and as a holding area for beef cattle. It is felt that this wall should be allowed to remain as originally permitted.

- 3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;

It is not considered a special privilege that the existing mural wall exists on the property boundary, as it was likely the standard practice at the time of that wall's construction. To allow that wall to remain merely allows the continued use of the property as it was acquired by the current owner.

The owner must also purchase and install the container wall to mitigate noise complaints, which is not a privilege.

- 4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;

To make the proposed improvements in strict conformance with the UDC, the existing mural wall would need to be demolished and reconstructed at least 10' inside of its current location.

This is not considered to be a reasonable expectation to bear, only to provide landscaping. The existing wall should be considered a screen wall.

Case Number: C10- Activity Number: DP17-0055



**BOARD OF ADJUSTMENT – REQUIRED FINDINGS (CONTINUED)**

5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

Granting the variance would be considered a benefit to the public welfare. This wall, which is much higher than 30 inches, will serve as a more effective barrier to unauthorized entry during live events held on the property.

Demolishing this wall would be considered more detrimental or injurious than non-compliance with the letter of the UDC.

6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,

Granting the variance will have no effect on light, air, or congestion. To require the wall to be demolished could contribute to a decline of property values in the neighborhood. Also,

the container wall would have the effect of a community benefit by mitigating noise, and possibly light trespass.

7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.

Variations for UDC 7.6.4.C.2 and 7.6.5.A will be required in order to preserve the existing perimeter wall, and accomplish the intended noise mitigation. There is not more, and not less required to complete the proposed improvements to the property.

Case Number: C10- Activity Number: DP17-0055



Planning & Development Services Department  
 201 N. Stone Avenue  
 PO Box 27210  
 Tucson, AZ 85726  
 (520) 791-5550

Letter of Agency/Authorization

*If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).*

Date: 08/24/18

To:  
 City of Tucson  
 Planning & Development Services Department  
 Zoning Administration Division  
 PO Box 27210  
 Tucson, AZ 85726

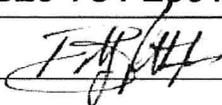
Planning & Development Services Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant:  
 Ken Perry \_\_\_\_\_ Phone: 5206209870

Applicant's Address:  
 505 W. Wetmore Road, Tucson AZ 85705 \_\_\_\_\_

To submit a Board of Adjustment variance application on my behalf.

|   |   |
|---|---|
| The subject property located at:                              | 1102 W. Grant Road, Tucson AZ 85705   |
| Assessor's Parcel Number:                                     | 107-07-018B   |
| Printed Name of Owner of Record:                              | Bobby Sutton  |
| Address of Owner of Record:                                   | 7565 N. Yellow Moon, Tucson AZ 85743  |
| Phone Number of Owner of Record:                              | 520-784-2501  |
| Signature of Owner of Record:<br>(must be original signature) |  |

Case Number: C10- \_\_\_\_\_ Activity Number: DP17-0055 \_\_\_\_\_

VARIANCE SUBMITTAL CHECKLIST - FOR STAFF USE ON FILING DAY

Date Filed: 8/28/18

Case Number: C10- 18-18

Reviewed by: MC ASTRO

BA public hearing date: 10/24/18

Project Name: SLAUGHTERHOUSE

Project Address: 1102 W GRANT RD Zone: I-1

- BOARD OF ADJUSTMENT APPLICATION FORM**  
(Signed by the Property Owner or Authorized Agent - include letter of authorization)
- BOARD OF ADJUSTMENT FINDINGS ATTACHMENT**  
(All Findings "1" through "7" must be answered in full)
- APPLICANT'S VARIANCE LIST TO THE BOARD**  
(Numbered list indicating UDC regulation - What this regulation requires - What is actually provided)
- PROJECT DESCRIPTION**  
(Narrative description of project by the applicant)
- RELATED UDC PROCESS DECISION OR RECOMMENDATION LETTERS**  
(ParkWise TEAM, Historic Plans Review Subcommittee, Special Exception, SCZ, Rezoning, etc.)
- FINAL UDC (zoning) COMPLIANCE REVIEW COMMENTS**  
(Final UDC compliance review comments made on Permit card, CDRC Comments or by Memo)
- PROOF OF APPLICANT'S MAIL NOTICE AND MEETING**  
(Proof of mailing - Copy of letter to neighbors - Summary of onsite meeting with sign-in sheet)
- 15 FOLDED COPIES OF PROJECT SITE PLAN\***  
(Detailed plan that was submitted to PDSO for final UDC compliance review comments)
- 15 FOLDED COPIES OF PROJECT BUILDING ELEVATION AND/OR FLOOR PLANS**  
(If applicable to the project's variance request - Ask Zoning Admin staff at PDSO if unsure)
- 15 FOLDED COPIES OF PROJECT LANDSCAPE PLAN**  
(If applicable to the project's variance request - Ask Zoning Admin staff at PDSO if unsure)
- IF FULL SIZE PLANS ARE PROVIDED ALSO INCLUDE ONE (1) EACH AT 11" x 17"**
- PIMA COUNTY ASSESSOR'S PROPERTY PRINTOUT(S)**
- PIMA COUNTY ASSESSOR'S LOT AND BLOCK MAP**
- OTHER:** \_\_\_\_\_
- BOARD OF ADJUSTMENT FILING FEES** 621.50

Applications to the B/A that include **LANDSCAPE, SCREEN or SCENIC ROUTE** variances or **APPEALS** must also submit an application for DRB review. Include the following:

**DRB SUBMITTAL ITEMS** ( **DRB-** \_\_\_\_\_ **for:** \_\_\_\_\_ ).  
Case Number Meeting Date

- DRB FILING FEES**
- DRB APPLICATION FORM**
- FINAL UDC COMPLIANCE REVIEW COMMENTS**
- APPLICANT'S VARIANCE/DDO LIST TO THE DRB**
- PROJECT INFORMATION ATTACHMENT**
- 8 SETS OF PROPERTY PHOTOS**
- 8 SETS OF PROJECT SITE AND/OR BUILDING ELEVATION PLANS**
- 8 SETS OF PROJECT LANDSCAPE PLANS**
- IF FULL SIZE PLANS ARE PROVIDED ALSO INCLUDE ONE (1) EACH AT 11" X 17"**
- PIMA COUNTY ASSESSOR'S PROPERTY PRINTOUT(S)**
- PIMA COUNTY ASSESSOR'S LOT AND BLOCK MAP**
- OTHER:** \_\_\_\_\_

**SUBMITTAL COMMENTS BY STAFF:** \_\_\_\_\_



Planning & Development Services Department  
 201 N. Stone Avenue  
 PO Box 27210  
 Tucson, AZ 85726  
 (520) 791-5550

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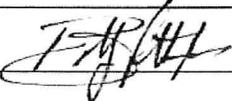
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| Address of Owner of Record:                                   | 7565 N. Yellow Moon, Tucson AZ 85743  |
| Phone Number of Owner of Record:                              | 520-784-2501  |
| Signature of Owner of Record:<br>(must be original signature) |  |

Case Number: C10- Activity Number: DP17-0055

**Parcel Number: 107-07-018B****Property Address**

| Street Number | Street Direction | Street Name | Location |
|---------------|------------------|-------------|----------|
| 1102          | W                | GRANT RD    | Tucson   |

**Contact Information**

| Property Owner Information:  | Property Description:   |
|--|---|
| TUCSON SCREAMERS INC<br>1102 W GRANT RD<br>TUCSON AZ<br><br>85705-5313 | CNTRL PTN S2 S2 SW4 LYG S OF FLOWING<br>WELLS RD 3.77 AC SEC 35-13-13 |

**Valuation Data**

| Valuation Year | Property Class | Assessment Ratio | Total FCV   | Limited Value | Limited Assessed |
|----------------|----------------|------------------|-------------|---------------|------------------|
| 2018           | COMMERCIAL (1) | 18.0             | \$973,504   | \$973,504     | \$175,231        |
| 2019           | COMMERCIAL (1) | 18.0             | \$1,196,083 | \$1,022,179   | \$183,992        |

**Property Information**

|                  |                              |               |             |                      |          |
|------------------|------------------------------|---------------|-------------|----------------------|----------|
| Township:        | 13.0                         | Section:      | 35          | Range:               | 13.0E    |
| Map & Plat:      | /                            | Block:        |             | Tract:               |          |
| Rule B District: | 11                           | Land Measure: | 164,221.00F | Lot:                 |          |
| Census Tract:    | 4504                         | File Id:      | 1           | Group Code:          |          |
| Use Code:        | 2570 (AMUSEMENT FACILITIES ) |               |             | Date of Last Change: | 8/8/2016 |

**Sales Information (2)**

| Affidavit of Fee No. | Sale Date | Property Type         | Sale        | Validation |
|----------------------|-----------|-----------------------|-------------|------------|
| 20161790313          | 6/2016    | Commercial/Industrial | \$1,300,000 | W1 DLM     |
| 20060680812          | 4/2006    | Commercial/Industrial | \$750,000   | W1 KB      |

**Valuation Area**

District Supervisor: SHARON BRONSON District No: 3

| Condo Market | DOR Market | MFR Neighborhood | SFR Neighborhood | SFR District |
|--------------|------------|------------------|------------------|--------------|
| 30           | 3          | FW_WEST_NW       | 05009308         | 10           |

**Recording Information (13)**

| Sequence No. | Docket | Page  | Date Recorded | Type   |
|--------------|--------|-------|---------------|--------|
| 20161790313  | 0      | 0     | 6/27/2016     | WTDEED |
| 20060680812  | 12779  | 4338  | 4/10/2006     |        |
| 20060240871  | 12735  | 3712  | 2/6/2006      |        |
| 20060240870  | 12735  | 3708  | 2/6/2006      |        |
| 20060240869  | 12735  | 3704  | 2/6/2006      |        |
| 20060240868  | 12735  | 3700  | 2/6/2006      |        |
| 20060240867  | 12735  | 3696  | 2/6/2006      |        |
| 20051700959  | 12629  | 5168  | 8/31/2005     |        |
| 20051700958  | 12629  | 5164  | 8/31/2005     |        |
| 20051700957  | 12629  | 5160  | 8/31/2005     |        |
| 20051700956  | 12629  | 5156  | 8/31/2005     |        |
| 20051691961  | 12628  | 10835 | 8/30/2005     |        |
| 0            | 1955   | 482   | 12/31/1752    |        |

**Commercial Characteristics**

Property Appraiser: Donald Burton Phone: (520) 724-7426

**Commercial Summary**

| Interface | Total Sq Ft | Cost Value | CCS Override | Market Override |
|-----------|-------------|------------|--------------|-----------------|
| Y         | 34,768      | \$539,199  | \$0          | \$0             |

**Commercial Detail**

| SEQ-SECT | Const Year | Model / Grade | RCN         | RCNLD     | Model Description            |
|----------|------------|---------------|-------------|-----------|------------------------------|
| 001-001  | 1961       | 377/2         | \$1,107,023 | \$411,813 | WAREHOUSE COLD STORAGE       |
| 002-001  | 1961       | 101/2         | \$144,435   | \$51,419  | COMMERCIAL YARD IMPROVEMENTS |
| 003-001  | 1957       | 290/3         | \$41,290    | \$14,699  | PARKING LOT                  |
| 004-001  | 1957       | 381/2         | \$65,294    | \$23,245  | UTILITY/STORAGE              |
| 005-001  | 1965       | 381/2         | \$102,212   | \$38,023  | UTILITY/STORAGE              |

**Petition Information (1)**

| Tax Year | Notice of Value  |          |         | Notice of Change |         |
|----------|------------------|----------|---------|------------------|---------|
|          | Owner's Estimate | Petition | Work Up | Owner's Estimate | Work up |
| 2007     |                  |          |         | \$750,000        |         |

**Permits (10)**

| Permit  | Status       | Issued     | Final      | City | Value    | SqFt | Sub | FirstInsp  | LastInsp   | Processed  | % Complete |
|---|--------------|------------|------------|------|----------|------|-----|------------|------------|------------|------------|
| T00ME00777  | COTH ~ FINAL | 06/27/2000 | 06/27/2000 | TUC  | \$0      | 0    |     | 06/23/2010 | 06/23/2010 | 06/23/2010 | 0          |
| <b>Description:</b> PRESSURE VESSEL CERTIFICATE:TUC-23445                 |              |            |            |      |          |      |     |            |            |            |            |
| T15CM05109  | COTH ~ FINAL | 04/25/2016 | 08/04/2016 | TUC  | \$10,000 | 0    |     |            |            |            |            |
| <b>Description:</b> CELL TOWER  |              |            |            |      |          |      |     |            |            |            |            |
| T14BU00355  | COTH ~ FINAL | 04/07/2014 | 06/24/2014 | TUC  | \$28,875 | 0    |     | 04/17/2014 |            | 04/22/2014 | 0          |
| <b>Description:</b> FIRE SPRINKLER  |              |            |            |      |          |      |     |            |            |            |            |
| T11BU01256  | COTH ~ FINAL | 09/28/2011 | 10/10/2011 | TUC  | \$1,800  | 0    |     | 10/03/2011 | 10/03/2011 | 10/03/2011 | 0          |
| <b>Description:</b> FIRE ALARM SYSTEM                                     |              |            |            |      |          |      |     |            |            |            |            |
| T11BU01250  | COTH ~ FINAL | 09/27/2011 | 10/10/2011 | TUC  | \$11,165 | 0    |     | 09/29/2011 | 09/29/2011 | 09/29/2011 | 0          |
| <b>Description:</b> Install 58 fire sprinklers                            |              |            |            |      |          |      |     |            |            |            |            |
| T11BU01196  | COTH ~ FINAL | 09/20/2011 | 09/29/2011 | TUC  | \$5,874  | 0    |     | 09/22/2011 | 09/22/2011 | 09/22/2011 | 0          |
| <b>Description:</b> Install 445' of 4" underground                        |              |            |            |      |          |      |     |            |            |            |            |
| T11EL01544  | COTH ~ FINAL | 07/07/2011 | 02/14/2012 | TUC  | \$0      | 0    |     | 08/24/2011 | 08/24/2011 | 08/24/2011 | 0          |
| <b>Description:</b> NEW SERVICE AND SUB PANELS FOR FUTURE USE             |              |            |            |      |          |      |     |            |            |            |            |
| T10CM01194  | COTH ~ FINAL | 11/18/2010 | 04/21/2011 | TUC  | \$30,000 | 0    |     | 06/23/2010 | 06/23/2010 | 06/23/2010 | 0          |
| <b>Description:</b> REPLACE ANTENNAS                                      |              |            |            |      |          |      |     |            |            |            |            |
| T10BU01464  | COTH ~ FINAL | 09/23/2010 | 10/05/2010 | TUC  | \$18,095 | 0    |     | 09/27/2010 | 09/27/2010 | 09/27/2010 | 0          |
| <b>Description:</b> Install 88 fire sprinklers                            |              |            |            |      |          |      |     |            |            |            |            |
| T08EL00184  | COTH ~ FINAL | 01/31/2008 | 06/11/2008 | TUC  | \$0      | 0    |     | 06/23/2010 | 06/23/2010 | 06/23/2010 | 0          |
| <b>Description:</b> ELECTRICAL FOR EXISTING CELL SITE Service relocation. |              |            |            |      |          |      |     |            |            |            |            |

**Notes (6)**

|   |   |
|---|---|
| <b>Created:</b> 4/22/2014<br><b>Modified:</b> 4/22/2014   | 2016N Per F/C 04/17/2014 No change to Use code 2570. No Change to Land IMP class (1/0). Updated CCS IMP 01 21029 -> 26140 SF. Changed IMP 02 model 381 -> 101. Changed IMP 03 model 381 -> 290. Updated IMP 05 components. Updated APEX/ Photos in Book-Map |
| <b>Created:</b> 11/13/2013<br><b>Modified:</b> 11/13/2013 | 2015N - Change Use Code from 3040 to 2570. No change to Land/Imp class at 1/0. Bldg is no longer a manufacturer currently used as haunted house and laser tag attraction.   |
| <b>Created:</b> 12/21/2006<br><b>Modified:</b> 12/21/2006 | 2007 SBOE LEVEL OK.   |
| <b>Created:</b> 9/15/2006<br><b>Modified:</b> 9/15/2006   | 2007 COMBO: NO CHANGE IN LOCATION OF IMPS   |
| <b>Created:</b> 8/21/2006<br><b>Modified:</b> 8/21/2006   | 07 SUPP - TRANSFER CCS SEQ 001 THRU 004 FROM 018A TO 018B SEQ 001 THRU 004, CCS SEQ 001 FROM 0170 TO 018B SEQ 005 - NO CHANGE USE - NO CHANGE LAND/IMP CLASS (100% COMM).   |
| <b>Created:</b> 7/28/2006<br><b>Modified:</b> 7/28/2006   | 018B: COMBO OF 107-07-0170+018A PER 07/06/06 RQST BY PETE SALONGA FOR ASSET BUILDERS INC. BATCH 12005. RK 07/28/06  |

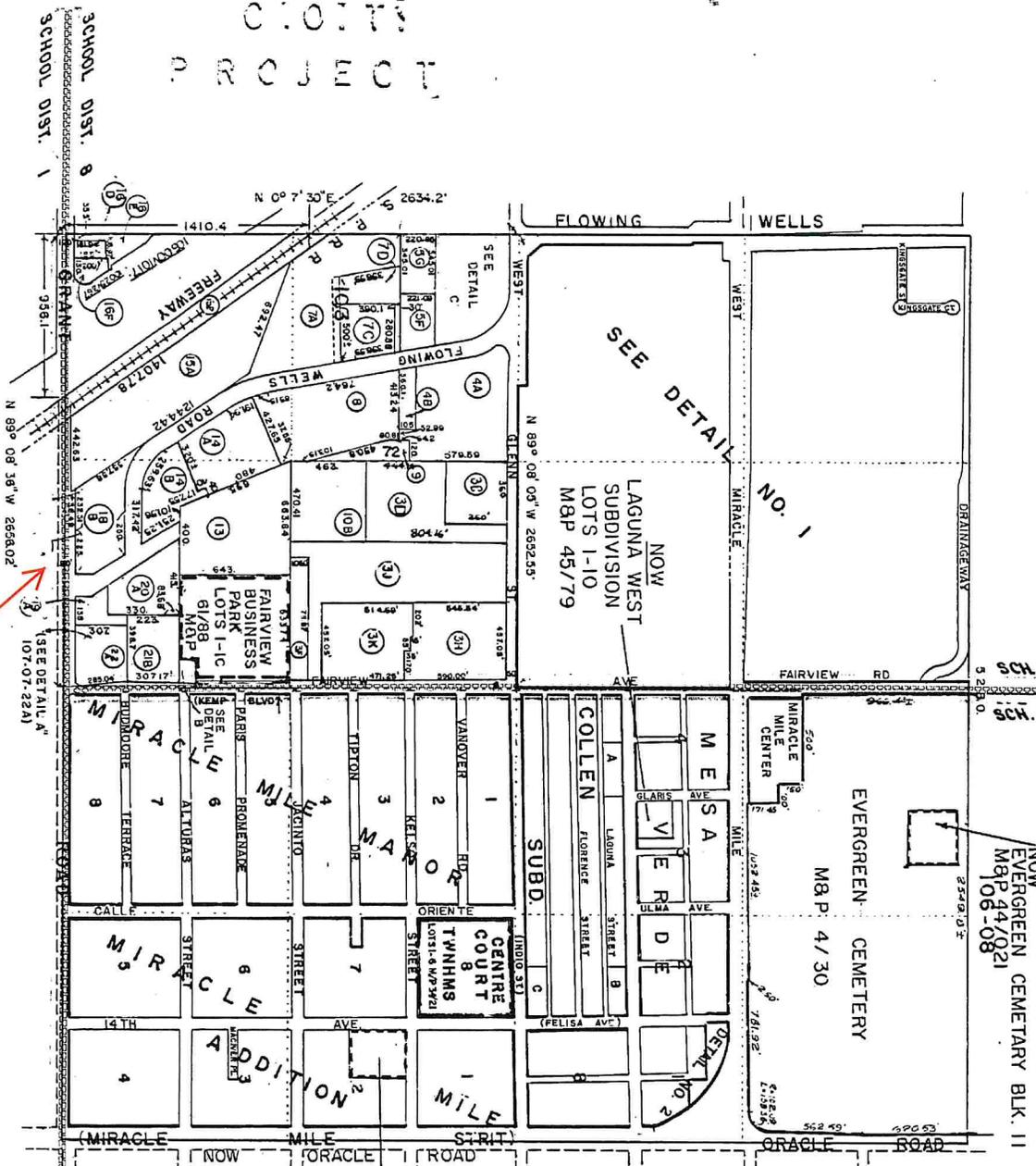




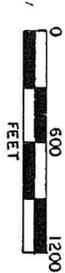
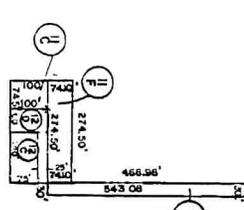
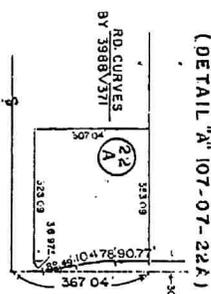
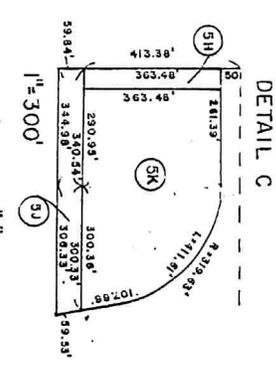
# ASSESSOR'S RECORD MAP

## SECTION 35, TOWNSHIP 13 SOUTH, RANGE 13 EAST

107-05  
-06  
-07  
-08  
-09



Subject Parcel



SEE BOOK 4 PAGE 25 R.S.  
SEE BOOK 13 PAGE 44 R.S.

1313  
SCANNED  
FA9-07

August 24, 2018

Planning and Development Services  
City of Tucson  
201 North Stone  
Tucson, AZ 85701  
520-791-5550

**PERRY**  
**ENGINEERING**

**RE: DP17-0055 SLAUGHTERHOUSE  
COMMENT RESPONSE LETTER FOR SECOND SUBMITTAL COMMENTS**

Please consider this our comment response letter regarding the second review of the Development Plan for the Slaughterhouse project. *Responses are italicized.*

**COMMENTS FROM ANDREW CONNOR / ZONING**

1. COMMENT: 2-06.3.12 - The sheet index should read sequentially (see red lines)

*Response: The sheets index has been revised to indicate each sheet is one of a set of 8.*

2. COMMENT: 2-06.4.3 -2-06.4.3 -This comment was not addressed from previous review: Remove the reference to "DP13-0257" from all sheets.

*Response: Completed.*

3. COMMENT: 2-06.4.7.A.8.c - Add the square footage of all the storage containers indicated on sheet 2 within the building footprints. Add a key note with a typical size of each storage containers

*Response: The building square footage for the shipping containers has been added to the container footprint on Sheet C2. Also on Sheet C2 is Keynote 35 indicating the size of each shipping container.*

4. COMMENT: 2-06.4.9.H.5.d -This comment was not addressed from previous review. Provide a detail for the proposed long term bicycle parking that demonstrates how the requirements of UDC Article 7.4.9.D are met.

*Response: Because long term bicycle parking is provided within the building, as is allowed per UDC 7.4.9.D.2.b, a drawn detail is not provided. However, additional verbiage to restate the qualifying criteria of 7.4.9.D.2.b, has been added to General Note 15 on Sheet C1.*

5. COMMENT: 2-06.4.9.O - The propose storage containers to the back of future curb along Grant and Flowing Wells. It does not appear that the storage container along Grant will not meet street perimeter yard setback, a Board of Adjustment for Variance is required. As a general note provide BOA case number date of approval, and any conditions of approval if applicable. Add BOA case # adjacent to title block.

*Response: The shipping containers abutting the wall along Grant Road have been removed from all sheets of the Development Package. The distance between the northern edge of the shipping containers and the back of future curb along Flowing Wells Road has been provided on Sheet C2, and is within the allowable limit. As such, A Variance or Design Development Option will no longer be required for this issue.*

6. COMMENT: 2-06.4.9.R - 2-06.4.9.R - Per 2012 IBC Section 1104 clearly show the required accessible route from the proposed accessible vehicle parking spaces to an accessible entrance of the building. Clearly demonstrate that this route meets the requirements of ICC A117.1-2009. The proposed accessible route from the two (2) accessible spaces shown within the new vehicle parking area runs up to near the northwest corner of the existing building and stops. Provide running slope percentage for all accessible routes.

*Response: Accessible routes are shown on Sheet C2 along with the running slope percentages for each sidewalk segment. Doors have been drawn into the building footprint at the accessible entrance locations.*

7. COMMENT: 2-06.4.9.R - Clearly demonstrate that there is an accessible route from the accessible vehicle parking space shown near the primary entrance call out under keynote 1 to the building. Specify how the above comment has been provided for east HC parking space.

*Response: The east accessible route, running slope percentage, and entrance door has been shown on Sheet C2.*

8. COMMENT: 2-06.4.9.R - Per TSM 7-01.4.1.C A sidewalk is required adjacent to any parking space accessed by a PAAL where the space is located on the same side of the PAAL as any building and no other parking spaces or PAALs intervene. The sidewalk indicated in keynote 27 must be constructed of Portland Cement Concrete.

*Response: Such a sidewalk has been provided, and is keynoted with Keynote 14, indicating it will be constructed per PC/COT Std Dtl 200, which requires "concrete". Keynote 14 has been expanded to indicate "Portland Cement Concrete".*

**COMMENTS FROM ANDREW CONNOR / LANDSCAPE**

1. COMMENT: The site is required to provide street landscape borders per UDC 7.6.4.C.2

*Response: Per our discussion with Mark Castro and Russlyn Wells, a Variance is currently underway to address this issue.*

2. COMMENT: The site is required to provide screening per UDC 7.6.5.A in locations consistent with UDC 7.6.5.C.2.

*Response: Per our discussion with Mark Castro and Russlyn Wells, a Variance is currently underway to address this issue.*

Sincerely,

Perry Engineering, LLC

A handwritten signature in black ink, appearing to be 'Ken Perry', with a long horizontal flourish extending to the right.

Ken Perry, PE, LEED AP  
Principal

## UDC Zoning and Landscape Review Comments

Permit Review Details

Relevant DDO Items on Page 5  
Comment Response Letter Follows

Permit Detail

---

Permit: DP17-0055  
Parcel: 10707018B

Addresses:  
1102 W GRANT RD

Review Status: **Active**

Review Details

Show 10 entries
 Search:

| Task End Date | Reviewer's Name | Type of Review | Description | Status      | Comment   |
|---------------|-----------------|----------------|-------------|-------------|---|
| 1/8/2018      | ANDREW CONNOR   | ZONING         | REVIEW      | Reqs Change | CDRC TRANSMITTAL<br><br>TO: Development Services Department<br>Plans Coordination Office<br><br>FROM: Name<br>Andrew Connor, Planner<br><br>PROJECT:<br>Development Package (2nd Review)<br>DP17-0055<br><br>TRANSMITTAL DATE: January 10, 2018<br><br>DUE DATE: February, 23 2018<br><br>COMMENTS: Please resubmit revised drawings and any redlined plans along with a detailed response letter, which states how all Zoning Review Section comments were addressed.<br><br>This plan has been reviewed for |

| Task End Date | Reviewer's Name | Type of Review | Description | Status | Comment  |
|---------------|-----------------|----------------|-------------|--------|--|
|               |                 |                |             |        | <p>compliance with the Unified Development Code (UDC) Administrative Manual (AM) Section 2-06. Also compliance with applicable development criteria for the proposed use as listed in the City of Tucson Uniform Development Code (UDC) and the UDC Technical Standards Manual (TSM).</p> <p>Section 3.3.3.G.5.c UDC, An applicant has one year from the date of application to obtain approval of a site plan that complies with zoning and other development requirements in effect at the time of application, unless an ordinance adopted by Mayor and Council during this period states otherwise. A site plan application that has been in review for a period of one year and has not yet been approved is considered denied. To continue the review of a site plan for the property, a new site plan must be submitted that complies with regulations in effect at the time of re-submittal. The new submittal initiates a new one-year review period. One year Expiration date is , 2018.</p> <p>2-06.3.0 FORMAT REQUIREMENTS</p> <p>1. 2-06.3.12 - The sheet index should read sequentially (see red lines)</p> <p>CONTENT REQUIREMENTS</p> <p>1. 2-06.4.3 -2-06.4.3 -This comment was not addressed from previous review: Remove the reference to "DP13-0257" from all sheets.</p> <p>2-06.4.7.A.8 - For development package documents provide:</p> <p>1. 2-06.4.7.A.8.c - Add the square footage of al the storage</p> |

| Task End Date | Reviewer's Name | Type of Review | Description | Status | Comment  |
|---------------|-----------------|----------------|-------------|--------|--|
|               |                 |                |             |        | <p>containers indicated on sheet 2 within the building footprints. Add a key note with a typical size of each storage containers</p> <p>2. 2-06.4.9.H.5.d -This comment was not addressed from previous review. Provide a detail for the proposed long term bicycle parking that demonstrates how the requirements of UDC Article 7.4.9.D are met.</p> <p>3. 2-06.4.9.O - The propose storage containers to the back of future curb along Grant and Flowing Wells. It does not appear that the storage container along Grant will not meet street perimeter yard setback, a Board of Adjustment for Variance is required. As a general note provide BOA case number date of approval, and any conditions of approval if applicable. Add BOA case # adjacent to title block.</p> <p>4. 2-06.4.9.R - 2-06.4.9.R - Per 2012 IBC Section 1104 clearly show the required accessible route from the proposed accessible vehicle parking spaces to an accessible entrance of the building. Clearly demonstrate that this route meets the requirements of ICC A117.1-2009. The proposed accessible route from the two (2) accessible spaces shown within the new vehicle parking area runs up to near the northwest corner of the existing building and stops. Provide running slope percentage for all accessible routes.</p> |

| Task End Date | Reviewer's Name | Type of Review | Description | Status      | Comment   |
|---------------|-----------------|----------------|-------------|-------------|---|
|               |                 |                |             |             | <p>5. 2-06.4.9.R - Clearly demonstrate that there is an accessible route from the accessible vehicle parking space shown near the primary entrance call out under keynote 1 to the building. Specify how the above comment has been provided for east HC parking space.</p> <p>6. 2-06.4.9.R - Per TSM 7-01.4.1.C A sidewalk is required adjacent to any parking space accessed by a PAAL where the space is located on the same side of the PAAL as any building and no other parking spaces or PAALs intervene. The sidewalk indicated in keynote 27 must be constructed of Portland Cement Concrete.</p> <p>If you have any questions about this transmittal, please Name, (520) 837-4950 or Andrew.Connor@tucsonaz.gov</p> <p>RESUBMITTAL OF THE FOLLOWING IS REQUIRED:<br/>Revised development package</p> |
| 1/10/2018     | ANDREW CONNOR   | LANDSCAPE      | REVIEW      | Reqs Change | <p>UNIFIED DEVELOPMENT CODE<br/>4.1 Identification and Descriptive Data<br/>A. All improvements and site information, such as adjacent rights-of-way and property lines, shown on the landscape plan will be identical in size and location to those shown on the base plan (site plan or tentative plat). Should amendments be required to the base plan through the review process, the same amendments will be made to the landscape plan which will then be resubmitted along with the base plan.<br/>The landscape plan will contain the following identification in the lower right corner of each sheet:<br/>Cross-reference to:<br/>Board of Adjustment case;<br/>7.6.2. APPLICABILITY</p>  |

| Task End Date | Reviewer's Name | Type of Review | Description | Status      | Comment  |
|---------------|-----------------|----------------|-------------|-------------|--|
|               |                 |                |             |             | <p>Buildings Greater Than 10,000 Square Feet</p> <p>On sites where the gross floor area of the existing building(s) is more than 10,000 square feet, expansion in square footage of land area, floor area, lot coverage, or vehicular use area as follows:</p> <p>a. If the expansion is less than 25%, the standards of this section apply only to the proposed expansion. Existing development on the site is subject to the zoning standards in effect at the time the existing development received zoning approval.</p> <p>b. If the expansion is 25% or greater or if expansions as of February 15, 1991, cumulatively result in a 25% or greater expansion in land area, floor area, lot coverage, or vehicular use area, the standards of this section apply to the entire site.</p> <p>Based on the expansion of vehicular use area the Landscape &amp; Screening standards (UDC 7.6) apply to the entire site. If variances or modifications apply, note the case number(s), date of approval, and any conditions of approval on the landscape plans.</p> <p>AM 2-10.4.1.B</p> <p>1) The site is required to provide street landscape borders per UDC 7.6.4.C.2</p> <p>2) The site is required to provide screening per UDC 7.6.5.A in locations consistent with UDC 7.6.5.C.2.</p> <p>Ensure that all Zoning and Engineering comment are addressed.</p> <p>Additional comments may apply.</p> |
| 1/11/2018     | ACONNOR1        | H/C SITE       | REVIEW      | Reqs Change | See Zoning comments.   |
| 1/19/2018     | LOREN<br>MAKUS  | ENGINEERING    | REVIEW      | Approved    | None   |

Showing 1 to 4 of 4 entries

Previous

1

Next

Final Status

Show  entries

Search:

| Task End Date | Reviewer's Name | Type of Review | Description |
|---------------|-----------------|----------------|-------------|
| 12/14/2017    | ANY             | REJECT SHELF   | RECEIVED    |
| 12/14/2017    | ANY             | REJECT SHELF   | RECEIVED    |
| 12/14/2017    | ANY             | REJECT SHELF   | RECEIVED    |

Showing 1 to 3 of 3 entries

Previous

1

Next



# PERRY ENGINEERING

August 22, 2018

City of Tucson  
Planning and Development Services  
Rezoning Section  
201 North Stone Avenue  
PO Box 27210  
Tucson, AZ 85726-7210

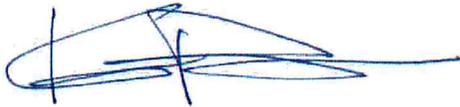
Subject: Neighborhood Mailing Certification  
Activity Number: T18PRE0090 / DP17-0055  
Project Location: 1102 W Grant Road

This serves to place on record, the fact that on August 3, 2018, Sheila Rios mailed notice of the Slaughterhouse variance neighborhood meeting scheduled for August 21, 2018, such that the notice was mailed at least ten (10) days prior to the date of the meeting.

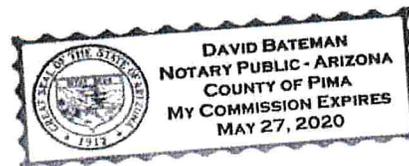
Attached for reference is a copy of the letter along with a copy of the mailing labels provided by the City of Tucson for this purpose. Of the list of 47 labels, four were incomplete addresses, five were duplicate addresses, and there were two that were returned.

Sincerely,

Perry Engineering, LLC



Ken Perry, PE, LEED AP  
Principal



SIGNED BEFORE ME ON 8/22/18  
BY KEN PERRY.

David Bateman



August 3<sup>rd</sup>, 2018

RE: Neighborhood Meeting for City of Tucson Variance  
Slaughterhouse – 1102 W. Grant Road

---

Dear Neighbors,

You are invited to a neighborhood meeting regarding the proposed changes to improve onsite parking, drainage, access, and noise abatement for the Slaughterhouse property located at 1102 W. Grant Road. This neighborhood meeting will be held on Tuesday, August 21<sup>st</sup> at 6:00 p.m. at the Slaughterhouse property located at 1102 W. Grant Road

The scope of the proposed improvements includes adding a paved parking lot and two storm water detention basins to the interior of the Slaughterhouse property to improve parking and drainage. Curbs and sidewalks are also proposed to improve pedestrian access. For noise abatement, a container wall is proposed within the interior of the property. Additionally, we are proposing drought resistant landscaping of 5' to the southside of the existing wall along Grant Road.

The primary topic for discussion at this neighborhood meeting is our request for a variance from the City of Tucson related to street landscape borders and screening as required in the Unified Development Codes (UDC) UDC 7.6.4.C.2 and UDC 7.6.5.A respectively. These codes would require a 10' wide street landscape border, and a 30" high barrier screen placed a minimum of 10 feet inside the property boundary.

We are requesting a variance of these two City Codes for the following reasons: For UDC 7.6.4.C.2 relating to the landscape border, the existing mural wall around the perimeter of the property sits on the property line, as was common permitting practice at the time of its original construction. Accordingly, there are no existing buffers for street landscape borders, and so any landscape areas would exist in the Grant Road and/or Flowing Wells Road right-of-way. It is being requested that the Slaughterhouse provide a 5-foot wide landscape border adjacent to the Grant Road segment of the mural wall, and no landscaping along the Flowing Wells segment of the mural wall, or on the east side of the building. For UDC 7.6.5.A, relating to the barrier screen, to follow current City Code would require removal of the existing wall, and reconstruction of an

alternate 30" high screen barrier at least 10-feet inside of the current wall's location. It is proposed instead to leave all segments of the existing mural wall in place to serve as the barrier screen. In addition, it will be requested that future painting and/or maintenance of the mural will be at the discretion of the current or future owner.

Ken Perry and Carl Larson, of Perry Engineering, along with myself, will be present at the upcoming neighborhood meeting to discuss this project and answer any questions you or others may have. At that time, we will also have a copy of the project's proposed site plan available along with an aerial view exhibit and photographs (also attached here).

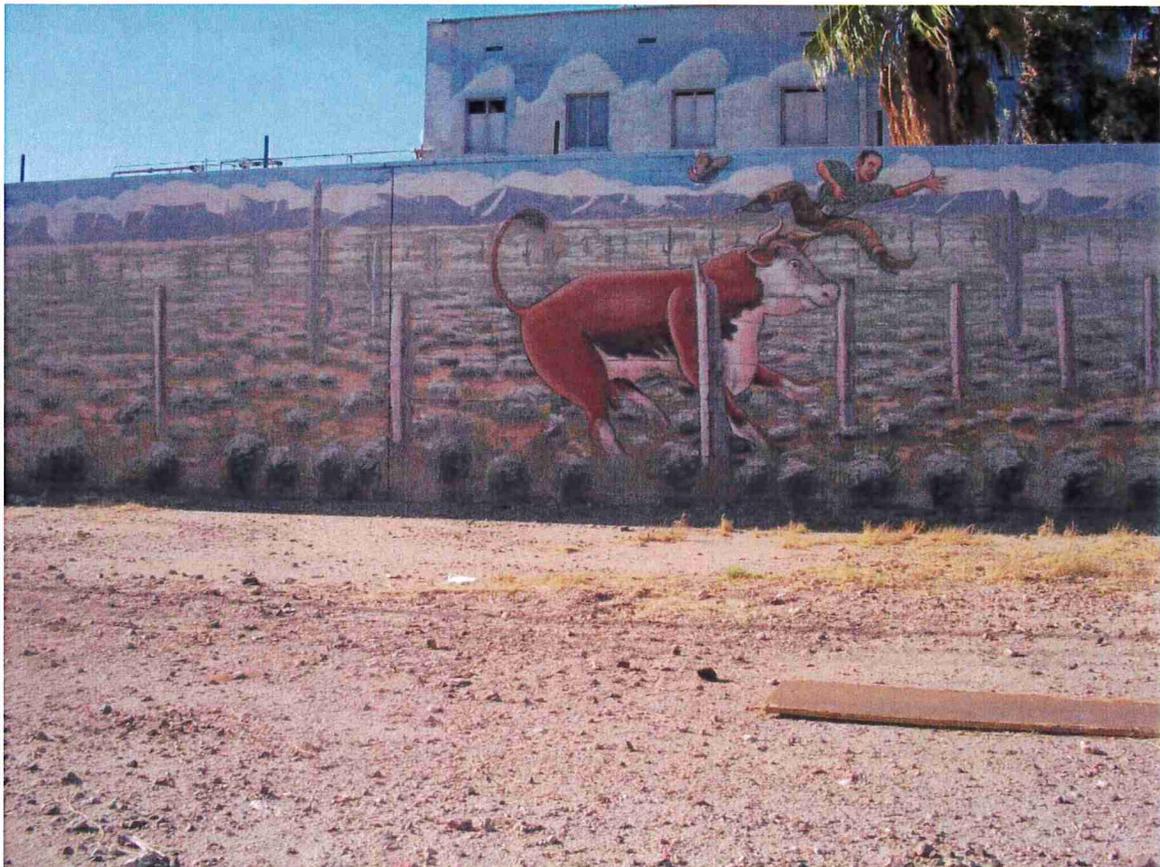
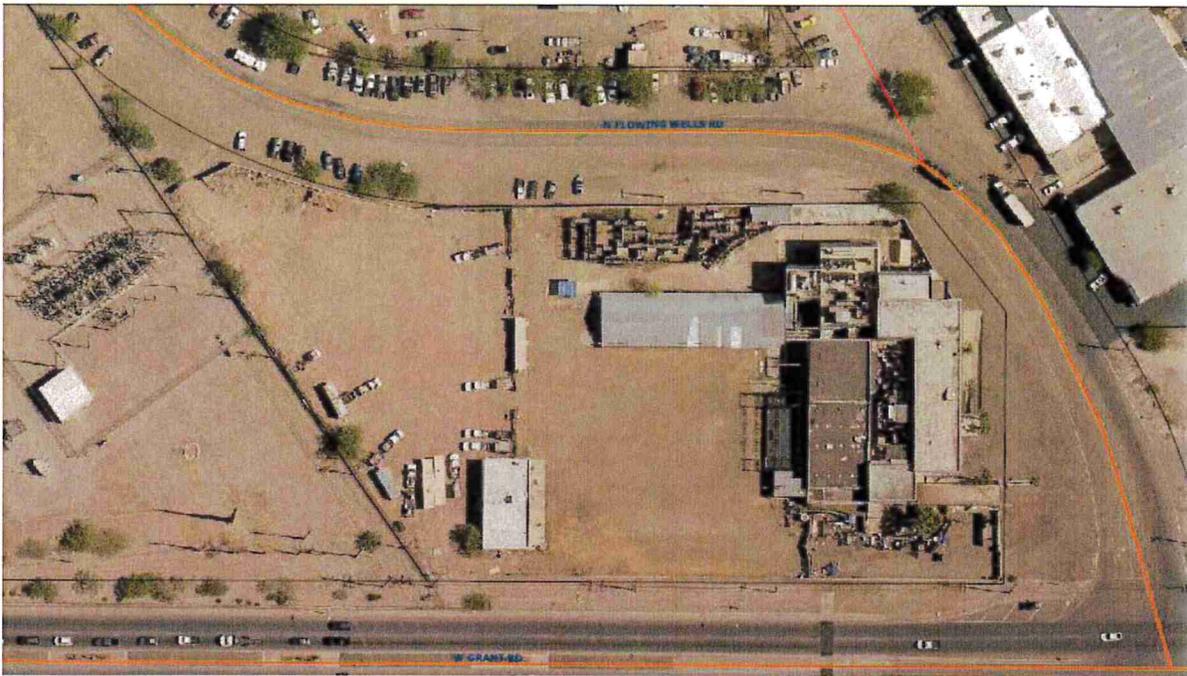
In the meantime, if you cannot attend the meeting and have questions related to the project, you may contact Carl Larson at Perry Engineering at [clarson@perryengineering.net](mailto:clarson@perryengineering.net) or 520-620-9870 ext. 3.

Following the neighborhood meeting and application, you will also receive an official notice from the City as to the date, time and place of the Board of Adjustment public hearing which you may also attend and speak if you wish. In addition, you may address comments to Scott Clark, the PDSO Director, at PO Box 27210, Tucson, AZ 85726.

Sincerely,

*Bobby Sutton*

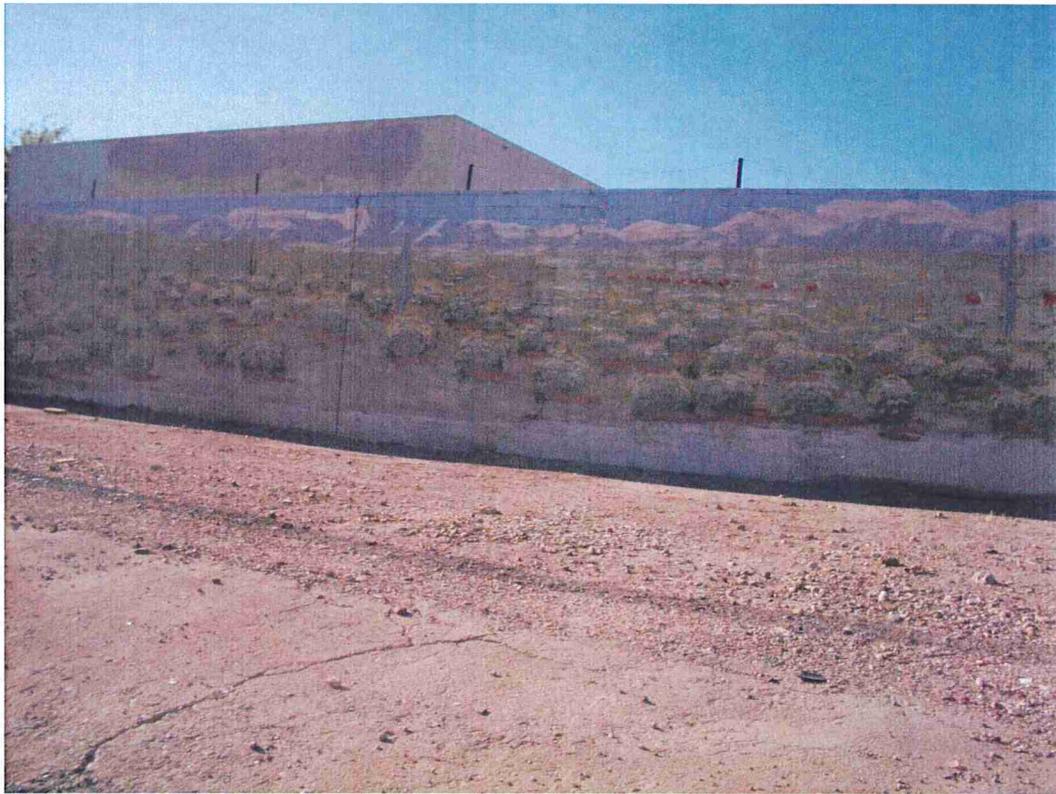
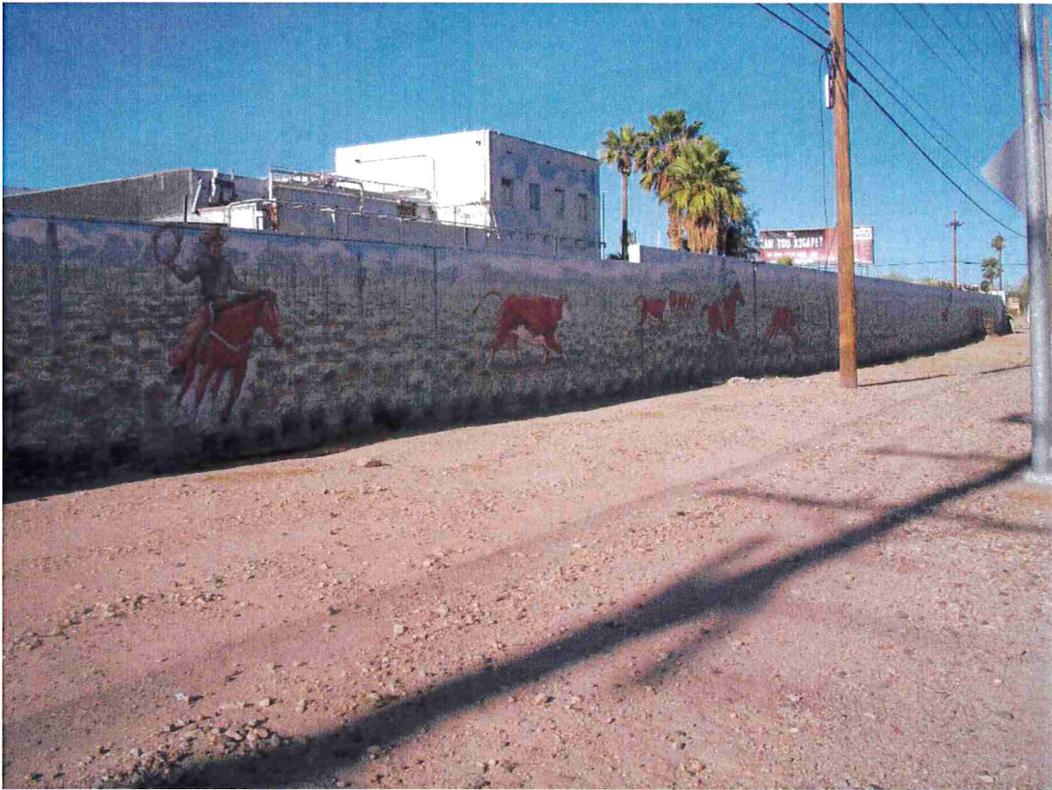
Bobby Sutton  
CEO, Tucson Screammers Inc  
SlaughterHouse



1102 W GRANT ROAD, TUCSON, AZ 85705

PHONE: 520-990-9000





UNITED STATES OF AMERICA

GRANT INTERSTATE COMMONS OWNERS ASSN ATTN: PICOR  
1100 N WILMOT RD STE 200  
TUCSON, AZ, 85712-5198

HABITAT FOR HUMANITY TUCSON INC  
3501 N MOUNTAIN AVE  
TUCSON, AZ, 85719-1925

UN:SOURCE ENERGY CORP ATTN: TAX DIRECTOR MAIL STOP HQW602  
PO BOX 711  
TUCSON, AZ, 85702-0711

SUNSPIRE CREATIONS LLC  
5795 W CRYSTAL VALLEY CT  
TUCSON, AZ, 85743-7627

MORNING PROPERTIES LLC  
PO BOX 89297  
TUCSON, AZ, 85752-9297

*Returned*

UN:SOURCE ENERGY CORP ATTN: TAX DIRECTOR MAIL STOP HQW602  
PO BOX 711  
TUCSON, AZ, 85702-0711

TSOI MEI LING  
2282 W PAINTED SUNSET CIR  
TUCSON, AZ, 85745-7034

TUCSON COLLISION INC  
200 SW 1ST AVE FL 14  
FORT LAUDERDALE, FL, 33301-2074

GRANT INTERSTATE COMMONS OWNERS ASSN ATTN: PICOR  
1100 N WILMOT RD STE 200  
TUCSON, AZ, 85712-5198

B & K GIBSON PROPERTIES LLC  
PO BOX 37227  
TUCSON, AZ, 85740-7227

B & B MERRITT REAL ESTATE LLC  
750 N 17TH ST  
LAS CRUCES, NM, 88005-4153

STARR FAMILY TR ATTN: GERMAN USTARIZ TR  
34520 MONTE VISTA DR  
WILDOMAR, CA, 92595-8035

HABITAT FOR HUMANITY TUCSON INC  
3501 N MOUNTAIN AVE  
TUCSON, AZ, 85719-1925

CDR LEASING LLC  
PO BOX 1656  
CHANDLER, AZ, 85244-1656

HABITAT FOR HUMANITY TUCSON INC  
3501 N MOUNTAIN AVE  
TUCSON, AZ, 85719-1925

*Note: Circled  
Duplicates*

TUCSON SCREAMERS INC  
1102 W GRANT RD  
TUCSON, AZ, 85705-5313

SLOCAT FAMILY PARTNERSHIP LLP ATTN: PICOR COMMERCIAL REAL ESTATE SVC  
1100 N WILMOT RD STE 200  
TUCSON, AZ, 85712-5130

GRANT-10 LLC  
5151 E BROADWAY BLVD STE 1600  
TUCSON, AZ, 85711-3777

SLOCAT FAMILY PARTNERSHIP LLP ATTN: PICOR COMMERCIAL REAL ESTATE SVC  
1100 N WILMOT RD STE 200  
TUCSON, AZ, 85712-5130

INDUSTRIAL PLAZA II LLC  
PO BOX 32193  
TUCSON, AZ, 85751-2193

SUNDANCE PROPERTY MANAGEMENT LLC  
73-1297 KUKUNA ST  
KAILUA KONA, HI, 96740-9327

Jonathan Rothschild  
Mayor  
255 W. Alameda ST  
Tucson, AZ 85701

Carol Klamerus  
N.A.-Balboa Heights  
5445 W. De Green Ln  
Tucson, AZ 85743

Jane Baker  
N.A.-Balboa Heights  
2620 N. Balboa Ave  
Tucson, AZ 85705

Gracie N. Soto  
N.A.-Barrio Anita  
809 N. Anita Ave.  
Tucson, AZ 85705

Mike Delich  
N.A.-Barrio Anita  
762 N Contzen Av  
Tucson, AZ 85705

Bobbie Martinez  
N.A.-Barrio Blue Moon  
551 W Mabel St  
Tucson, AZ 85705

Jessica F. Brown  
N.A.-Barrio Blue Moon  
665 W. Alto Pl.  
Tucson, AZ 85705

Donna Perry  
N.A.-Coronado Heights  
223 W Laguna St  
Tucson, AZ 85705

Tina Hogan  
N.A.-Coronado Heights  
223 W Laguna St  
Tucson, AZ 85705

Berni Jilka  
N.A.-Coronado Heights  
223 W Laguna St  
Tucson, AZ 85705

~~Eve Ryznal  
N.A.-El Rio Acres  
Tucson, AZ~~

~~Elsa Ramos-Echeverria  
N.A.-El Rio Acres  
Tucson, AZ~~

Bonny Bass  
N.A.-Flowing Wells  
1502 W Kilburn St  
Tucson, AZ 85705

George Kuck  
N.A.-Flowing Wells  
6862 N De Chelly Loop  
Tucson, AZ 85741

Kevin Daily  
N.A.-Flowing Wells  
1518 W Fort Lowell Rd  
Tucson, AZ 85705

Jane Evans  
N.A.-Keeling  
2945 N Fontana  
Tucson, AZ 85705

Leslie Carlson  
N.A.-Keeling  
3048 N Fontana Ave  
Tucson, AZ 85705

Isabel C. Walker  
N.A.-Miracle Manor  
632 W. Jacinto St.  
Tucson, AZ 85705

~~Virgina Bonnin  
N.A.-Miracle Manor  
Tucson, AZ~~

~~Henry Johnson  
N.A.-Miracle Manor  
Tipton Dr.  
Tucson, AZ 85705~~

Lee Oler  
N.A.-Silverbell Terrace  
2510 N. Jonathan  
Tucson, AZ 85745

Sherrie Garcia  
N.A.-Silverbell Terrace  
2543 N. Jordan Dr.  
Tucson, AZ 85745

Kathy M. Lopez  
N.A.-Silverbell Terrace  
2026 W. Water St.  
Tucson, AZ 85745

Gloria Manzanedo  
N.A.-Silvercroft  
1801 W. Riverview Blvd  
Tucson, AZ 85745

Regina Romero  
Ward 1  
940 W. Alameda St  
Tucson, AZ 85745

Paul Durham  
Ward 3  
1510 East Grant Rd  
Tucson, AZ 85719

# PERRY ENGINEERING

505 W Wetmore Road, Tucson, AZ 85705

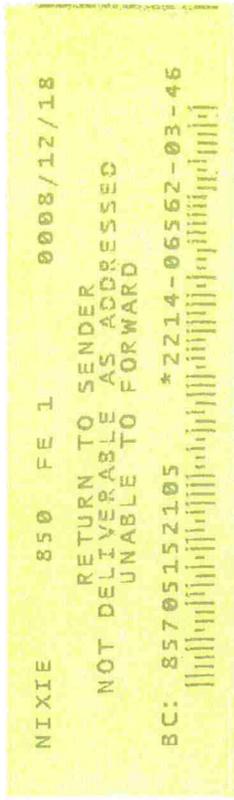
PHOENIX AZ 85Z  
03 AUG 2018 PM 8 L



USA

NON-MACHINABLE SURCHARGE

CDR LEASING LLC  
PO BOX 1656  
CHANDLER, AZ, 85244-1656



# PERRY ENGINEERING

505 W Wetmore Road, Tucson, AZ 85705

PHOENIX AZ 85Z  
03 AUG 2018 PM 5 L



USA

NON-MACHINABLE SURCHARGE

MORNING PROPERTIES LLC  
PO BOX 85297  
TUCSON, AZ, 85752-9297



August 22, 2018

To: City of Tucson  
Planning and Development Services  
201 North Stone Avenue  
PO Box 27210  
Tucson, AZ 85726-7210

**PERRY**  
**ENGINEERING**

**RE: Slaughterhouse Neighborhood Meeting Recap**

Date of Meeting: Tuesday, August 21, 2018 at 6:00 p.m.  
Location: 1102 W Grant Road, Tucson, AZ

Present: Facilitator: Bobby Sutton (owner)  
Facilitator: Ken Perry (Perry Engineering)  
Facilitator: Carl Larson (Perry Engineering)

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The purpose of the meeting was to communicate to any interested neighbors of the Slaughterhouse property, the owner's desire to make some capital improvements to the property, and the request from the City of Tucson for a Variance related to street landscape borders and screening as required in the Unified Development Codes (UDC) UDC 7.6.4.C.2 and UDC 7.6.5.A, respectively. These codes would require a 10' wide street landscape border, and a 30" high barrier screen placed a minimum of 10 feet inside the property boundary.

- The three facilitators, listed above, were present at 5:30 p.m. for setup and coordination
- At 6:00 p.m. nobody other than the three facilitators had shown
- At 6:25 p.m., as there were still no additional attendees, the meeting was adjourned

Sincerely,

Perry Engineering, LLC



Ken Perry, PE, LEED AP  
Principal

